

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY SAVINGS BANK, f/k/a Falls-Mechanics Savings Bank, Mechanics Savings Bank and Springfield Five Cents Savings Bank

a corporation duly established under the laws of Massachusetts

and having its usual place of business at 200 Main Street, Holyoke

Hampden County, Massachusetts

holder of a mortgage

from MASSACHUSETTS BETA HOUSE CORPORATION, a corporation duly established under the laws of The Commonwealth of Massachusetts having its usual place of business at Amherst, Hampshire County, Massachusetts.

to Community Savings Bank

dated July 15, 1969

recorded with Hampshire County Registry of Deeds

book 1554, page 736

, by the power conferred by said mortgage and

every other power, for TWO HUNDRED SEVENTY FIVE THOUSAND and no/100 dollars (\$275,000.00)

paid, grants to COMMUNITY SAVINGS BANK, 200 Main Street, Holyoke, Hampden County, Massachusetts

the premises conveyed by said mortgage.

Land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Beginning at an existing stone bound set in the intersection of the Southerly line of Phillips Street with the Westerly line of North Pleasant Street; thence running Westerly along the Southerly line of said Phillips Street two hundred forty (240) feet to a gun barrel; thence turning to the left making an interior angle of 87° 06' and running Southerly along the Easterly line of land now or formerly of Sigma Kappa Sorority Corp. and land now or formerly of R. J. & M. C. James one hundred sixty-seven and one tenth (167.1) feet to an existing stone bound; thence turning to the left making an interior angle of 90° 05' 30" and running Easterly along land now or formerly of Fraternity-Sorority Park, Inc. sixty and thirty-one hundredths (60.31) feet to an existing stone bound; thence turning slightly to the left making an interior angle of 179° 29' 30" and running Easterly along said Fraternity-Sorority Park, Inc. one hundred eighty and five tenths (180.5) feet to a gun barrel set in the Westerly line of said North Pleasant Street; thence turning to the left making an interior angle of 87° 07' 30" and running Northerly along the Westerly line of said North Pleasant Street one hundred sixty-six and five tenths (166.5) feet to the point of beginning; containing 40,096 square feet of land.

Being Lots #3, 4 and 6 on a plan of land recorded with Hampshire County Registry of Deeds in Book 484, Page 31.

For title see deed of Elizabeth Newkirk to Massachusetts Beta House Corporation, dated July 1, 1946, recorded with said Registry of Deeds, Book 1005, Page 77, and deed of College Shakespearean Club Foundation, Inc. to Massachusetts Beta House Corporation, dated July 1, 1964, recorded with said Registry, Book 1443, Page 542.

SUBJECT to a right to lay a sewer across a portion of said premises as set forth in deed of Stanley A. Phillips to Martha A. Eastman, dated August 7, 1899, recorded with said Registry, Book 525, Page 165.

SUBJECT ALSO to the sewer easement granted by Stanley A. Phillips to Katherine C. Rielley by deed dated September 1, 1899, recorded with said Registry, Book 526, Page 143.

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

1685-104

LEGAL

**Mortgage's Sale of**  
**Real Estate**

By virtue and in execution of the power of sale contained in a certain mortgage given by MASSACHUSETTS BETA HOUSE CORPORATION, a corporation duly established under the laws of the Commonwealth of Massachusetts, having its usual place of business at Amherst, Hampshire County, Massachusetts, to the Community Savings Bank, f.k.a. Faith Mechanics Savings Bank, f.k.a. Springfield Five Cents Bank, a banking corporation duly established by law with its usual place of business in Holyoke, Hampden County, Massachusetts dated July 15, 1969 and recorded in the Hampshire County Registry of Deeds Book 1554, Page 736 of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at public auction at one o'clock p.m. on the 20th day of January, 1973 at the premises below described in said mortgage, all and singular the premises conveyed in said mortgage, being therein substantially described to-wit: Land in Amherst, Hampshire County, Massachusetts bounded and described as follows: Beginning at an existing stone bound set in the intersection of the Southern line of Phillips Street with the Western line of North Pleasant Street; thence running Westerly along the Southern line of said Phillips Street two hundred forty (240) feet to a gun barrel; thence turning to the left making an interior angle of 87 degrees 03' and running Southerly along the Easterly line of land now or formerly of Sigma Kappa Sorority Corp. and land now or formerly of R. J. & M.C. James one hundred sixty-seven and one tenth (167.1) feet to an existing stone bound; thence turning to the left bounding an interior angle of 90 degrees 05' 30" and running Easterly along land now or formerly of Fraternity Sorority Park, Inc. sixty and thirty one hundredths (60.31) feet to an existing stone bound; thence turning slightly to the left making an interior angle of 179 degrees 29' 30" and running Easterly along said Fraternity Sorority Park, Inc. one hundred eighty and five tenths (180.5) feet to a gun barrel set in the Western line of said North Pleasant Street; thence turning to the left making an interior angle of 87 degrees 07' 30" and running Northerly along the Western line of said North Pleasant Street one hundred sixty-six and five tenths (166.5) feet to the point of beginning; containing 40.09 square feet of land.

Being Lots No. 3, 4 and 6 on a plan of land recorded with Hampshire County Registry of Deeds in Book 484, Page 31.

For title see deed of Elizabeth Newkirk to Massachusetts Beta House Corporation, dated July 1, 1966, recorded with said Registry of Deeds, Book 1025, Page 77, and deed of College Shakespearean Club of Foundation, Inc. to Massachusetts Beta House Corporation, dated July 1, 1964, recorded with said Registry, Book 143, Page 542.

**SUBJECT TO A** right to lay a sewer across a portion of said premises as set forth in deed of Stanley A. Phillips to Martha A. Eastman, dated August 7, 1979, recorded with said Registry, Book 555, Page 165. **SUBJECT ALSO** to the sewer easement granted by Stanley A. Phillips to Katherine C. Shelley by deed dated September 1, 1967, recorded with said Registry, Book 524, Page 143.

Said premises will be sold subject to all outstanding tax titles, municipal or other public taxes, assessments or liens, however due. **TAXES OF ALL** kinds to be paid as to date of sale of a sale of said premises will be paid in full by the purchaser at the time of sale. A 10% sales tax shall be paid by the purchaser at the time of sale. **RECORD** of the deed of sale shall be recorded in the Registry of Deeds, Book 1554, Page 736. **RECORD** of the deed of sale shall be recorded in the Registry of Deeds, Book 1554, Page 736. **RECORD** of the deed of sale shall be recorded in the Registry of Deeds, Book 1554, Page 736.

Community Savings Bank, f.k.a. Faith Mechanics Savings Bank, f.k.a. Springfield Five Cents Bank, 100 Main Street, Holyoke, Mass. 01703-3110.  
By James H. Eastman, President of Community Savings Bank, f.k.a. Faith Mechanics Savings Bank, f.k.a. Springfield Five Cents Bank, 100 Main Street, Holyoke, Mass. 01703-3110.

1685-105

**Affidavit**

I, John M. Dorman, Sr. Vice President and mortgage officer  
and as agent for said Community Savings Bank named in the foregoing deed, make

oath and say that the principal and interest

obligation

mentioned in the mortgage above referred to <sup>were</sup> not paid or tendered or performed when due or prior to

the sale, and that I caused to be published on the

27th day of December, the 3rd and 10th day of January 19 73  
in the Amherst Record

a newspaper published or by its title page purporting to be published in Amherst, Mass.

and having a circulation therein, a notice of which the following is a true copy

(INSERT ADVERTISEMENT)

Pursuant to said notice at the time and place therein appointed,

I, as agent for said  
Community Savings Bank

sold the mortgaged premises at public auction by

Edward Sacks an auctioneer, to COMMUNITY SAVINGS BANK, 200 Main Street,  
Holyoke, Hampden County, Massachusetts

above named, for TWO HUNDRED SEVENTY FIVE THOUSAND and no/100 dollars  
(\$275,000.00)

bid by said COMMUNITY SAVINGS BANK

it, being the highest bid made therefor at said auction.

*John M. Dorman*  
John M. Dorman

Signed and sworn to by the said

John M. Dorman

January 24

1973, before me,

*Elizabeth A. O'Connell*  
Elizabeth A. O'Connell Notary Public

My commission expires March 23, 1978

Feb 6, 1973 at 1 o'clock and 56 min. Pm. Rec'd, Ent'd, Exam'd.